

J-Y 12-53



Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

October 15, 1954

IMPORTANT

When replying refer to

Our No. 4164965-SEB

Shell Oil Company
1008 West Sixth Street
Los Angeles 14, California

Attn: Mr. Reardon

Sub #1
Your No. "Defense Plant Corp."

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 5, 1954 at 7:30 a.m.

S. E. Bergman
S. E. Bergman

TITLE OFFICER

Vestee:

RECONSTRUCTION FINANCE CORPORATION, a corporation, duly organized and existing under and by virtue of the laws of the United States, successor to all rights and assets of ~~Exempted~~ Defense Plant Corporation.

EXCEPTIONS:

1. General and special county and city taxes for the fiscal year 1954-1955, a lien, not yet payable.

2. An easement, affecting lot 56, for existing water lines and relocations thereof, with the right of ingress and egress and the right to maintain and repair said lines as reserved by Dominguez Water Corporation in deed to Defense Plant Corporation, dated October 29, 1943, recorded November 19, 1942 in book 19634 page 352, Official Records.

3. Affecting lots 54 to 69 inclusive, and 115:

An easement over said land for all water pipes then existing thereon, together with the right to relocate said pipes and mains and to maintain, repair and change the size of said pipes and mains and the right of ingress and egress to and from the same for said purposes, as reserved by Dominguez Water Corporation, in deeds to Defense Plant Corporation, as follows:

Have
Of lots 54 to 69 inclusive, and 115 and other land not described herein, dated July 12, 1943, recorded October 4, 1943 in book 20349 page 63, Official Records.

(Continued)

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- ✓ 4. Affecting lots 54 to 69 inclusive and 115:

The covenant of the grantee in said deeds above mentioned to grant to Dominguez Water Corporation adequate and sufficient easements for said water pipes and mains in the event of their relocation, as provided in said deeds.

- ✓ 5. Affecting lots 54 and 57:

An easement for public road purposes over the westerly 15 feet of said land, as granted to the County of Los Angeles by deed recorded in book 7065 page 177, Official Records.

- ✓ 6. Affecting lots 55 and 56:

An easement for road purposes over the westerly 15 feet of said land as reserved by Title Insurance and Trust Company in the following deeds:

Of lot 55, recorded in book 6605 page 3, Official Records.

Of the north half of lot 56, recorded in book 4788 page 204 Official Records.

Of the south half of lot 56, recorded in book 4788 page 207, Official Records.

✓ *See 5 above.* By deed recorded in book 7065 page 177, Official Records, Title Insurance and Trust Company, granted an easement for public road and highway purposes over the westerly 15 feet of said land to the County of Los Angeles.

By deed dated February 18, 1952 and recorded February 28, 1952, in book 38362 page 376, Official Records, Title Insurance and Trust Company quitclaimed to Dominguez Estate Company, all its right, title and interest in and to said Tract 4671.

- ✓ 7. Affecting lots 58, 59, 60 and 61:

An easement for public road and highway purposes (Vermont Avenue), over those portions of said land within a strip of

land 80 feet wide, lying 40 feet on each side of a straight line running southerly from the intersection of the center lines of Francisco Street and Vermont Avenue, as shown on the map of said Tract 4671, to the intersection of the center lines of James Street and Vermont Avenue, (from the south) as shown on map of Tract 6378, recorded in book 68 pages 1 and 2 of Maps, as granted to the County of Los Angeles by deed recorded in book 6173 page 100, Official Records.

8. Affecting lots 62, 63, 64, 65, 66, 67 and 69:

An easement over

(a) The easterly 25 feet of lots 62, 63, 64, 65, 66 and 67

(b) That portion of lot 69 within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at a point in the center line of Knox Street, as shown on said map, which is North 89° 55' 50" East thereon 33.44 feet from the center line of Figueroa Street, (formerly Hamilton Street), as shown on said map, said point being the beginning of a curve concave to the east and having a radius of 1500 feet, a radial line of said curve to said beginning having a bearing of North 77° 56' 30" West, thence southerly, along said curve, 317.31 feet to said center line of Figueroa Street, thence South 0° 03' 45" East 44.65 feet to the easterly prolongation of the southerly line of said lot 69.

Also the easterly 5 feet of the northerly 42 feet of said lot 69.

for public road and highway purposes (Figueroa Street) as granted to the County of Los Angeles by the following deeds:

Recorded March 13, 1933 in book 12012 page 335, Official Records, affecting the easterly 25 feet of lots 62, 63, 64 and 65.

Recorded March 13, 1933 in book 11994 page 371, Official Records, affecting the easterly 25 feet of lot 66.

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✓ Recorded March 13, 1933 in book 11988 page 342, Official Records, affecting the easterly 25 feet of lot 67.

✓ Recorded March 13, 1933 in book 12053 page 217, Official Records, affecting said portions of lot 69, and by deed recorded June 2, 1933 in book 12113 page 381, Official Records, as to the interest of Dominguez Water Company in all of said lands.

✓ By deed recorded August 8, 1938 in book 15944 page 310, Official Records, Title Insurance and Trust Company quitclaimed to the State of California, an easement for highway purposes over those portions of said Tract No. 4671 included within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at the intersection of the center lines of 190th Street and Figueroa Street as shown on said map of Tract No. 4671, thence South $0^{\circ} 04' 10''$ East, along said last mentioned center line, 641.17 feet, thence southwesterly, along a tangent curve, concave northwesterly, having a radius of 1500 feet, through an angle of $37^{\circ} 33' 25''$, an arc distance of 983.24 feet, thence tangent, South $37^{\circ} 29' 15''$ West 1215.32 feet, thence southerly, along a curve concave easterly having a radius of 1500 feet, through an angle of $37^{\circ} 33' 00''$, an arc distance of 983.06 feet to the point of tangency of said curve with the center line of Figueroa Street, shown as Hamilton Street on said map of Tract No. 4671, thence southerly, along said last mentioned center line, to the center line of James Street, as shown on said map of Tract 4671.

✓ By deed dated February 18, 1952 and recorded February 28, 1952 in book 38362 page 376, Official Records, Title Insurance and Trust Company quitclaimed to Dominguez Estate Company, all its right, title and interest in and to said Tract 4671.

✓ 9. Affecting lots 62, 63, 64 and 65: An easement over the west 25 feet of said land for pipe lines and incidental

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purposes, as condemned by The Metropolitan Water District of Southern California by final decree entered in Case No. 434621, Superior Court, a certified copy thereof being recorded in book 18139 page 86, Official Records, and as granted to said The Metropolitan Water District of Southern California, by deed recorded in book 17983 page 35, Official Records.

✓
10. Affecting lots 66, 67, 68 and 69: An easement over the west 25 feet of said land for pipe lines and incidental purposes, with right of ingress and egress, as granted to The Metropolitan Water District of Southern California by the following deeds:

Recorded December 17, 1937 in book 15534 page 4, Official Records, affecting the west 25 feet of lot 66.

Recorded March 31, 1938 in book 15630 page 343, Official Records, affecting the west 25 feet of lot 67,

Recorded January 21, 1938 in book 15600 page 4, Official Records, affecting the west 25 feet of lot 68,

Recorded January 25, 1938 in book 15521 page 290, Official Records, affecting the west 25 feet of lot 69.

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By declaration of taking dated May 21, 1945, pursuant to filing of action to condemn said easements of The Metropolitan Water District of Southern California, U.S. D.C., Central Division, Civil No. 4453, and recorded May 14, 1945 in book 22029 page 203, Official Records, the United States of America, for use of Reconstruction Finance Corporation, took possession of all said easements and rights thereunder, excepting and reserving to the Metropolitan Water District of Southern California a permanent easement for pipe lines for water transportation and incidental purposes as therein set forth and upon the provisions therein contained, over the westerly 25 feet of said lots 62 to 69 inclusive, except the northerly 100 feet of lot 52.

*John - a to get what documents
needed to show what Court
gave back*

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11. Affecting lot 115:

An easement over the westerly 15 feet of lot 115 for public street and highway purposes, (to be known as Moneta Avenue) as quitclaimed to the County of Los Angeles by deed recorded in book 12349 page 12, Official Records.

12. The effect of a deed dated October 31, 1945, executed by Three Brother Service, Ltd., a corporation, to Sam Marshall, purporting to convey an undivided one-fourth interest in said lot 67, recorded April 16, 1946 in book 23061 page 180, Official Records.

At the date of said deed, said grantor corporation had no record interest in said lot 67, having previously conveyed all interest in said lot to Defense Plant Corporation by deed recorded December 3, 1942 in book 19626 page 397, Official Records.

Any interest of Sam Marshall under said deed was conveyed to David Rubenstein, by deed recorded September 22, 1948 in book 28296 page 169, Official Records.

13. Easements for water pipes and incidental purposes, each 10 feet in width, along all lot lines of lots in said Tract 4671, as conveyed by Dominguez Estate Company, a corporation, to Dominguez Water Corporation, by deed recorded February 28, 1932 in book 38362 page 377, Official Records.

14. The effect of an assignment dated June 12, 1940, recorded in book 18151 page 376, Official Records, executed by Paul Freedman, a single man, to Charles Yager, a single man, of 1/50th part of all oil, gas or other hydrocarbon substances that may be produced, derived, or obtained from said lot 115 of Tract 4671, which recites: That the agreement to convey said lot dated October 23, 1933 has, by mesne assignments, been assigned to Paul Freedman.

By an assignment attached thereto and recorded therewith the interest of Charles Yager in and to the agreement dated June 12, 1940, was assigned to Mrs. M. Konigsberg.

DESCRIPTION: SEE ATTACHED

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D E S C R I P T I O N

Parcel 1:

Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69 and 115 of Tract No. 4671, all in the city of Los Angeles, except lot 115, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county. ✓

EXCEPTING therefrom the northerly 100 feet of lots 61 and 62.

ALSO EXCEPTING the east 25 feet of lot 68 and the westerly 15 feet of lot 56.

ALSO EXCEPTING that portion of said lot 115 within a strip of land 225 feet wide, lying 112.50 feet on each side of a center line, described as follows:

Beginning at a point in the center line of 190th Street, 66 feet wide, as shown on said map, distant thereon South 61° 55' 44" West 832.27 feet from the northerly prolongation of the center line of Figueroa Street, 50 feet wide, as shown on said map of Tract 4671, said point of beginning being also on a curve concave to the southwest and having a radius of 800.00 feet, a radial line through said point of beginning having a bearing of South 52° 12' 24" West; thence southeasterly along said curve, 73.48 feet; thence tangent to said curve, South 32° 31' 50" East 2769.78 feet to a point in the center line of Main Street, 80 feet wide, as said last mentioned center line was established by the County Surveyor of said county, and shown on County Surveyor's map No. 8718, Sheet 3, on file in the office of said surveyor, distant thereon South 35° 12' 07" West 235.23 feet from the intersection with the southerly prolongation of the center line of Broadway, 100 feet wide, as said intersection was established by said County Surveyor and shown as Sta. 286 + 24.87 on said County Surveyor's map.

Reference is made to County Surveyor's Map No. B-1671, Sheet 11, on file in the office of said surveyor.

Parcel 2:

A perpetual easement and right of way for drainage purposes and the right to construct, maintain and use a drainage ditch,

channel, covered conduit or pipe for drainage purposes over and across the southerly 50 feet of lot 100 of said Tract 4671, in the county of Los Angeles, state of California, with the right to enter upon and to pass and repass over and along said strip of land and to deposit tools, implements and other materials, thereon, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating and repairing said drainage ditch, channel, covered conduit or pipe, as granted to Defense Plant Corporation by deed recorded in book 19897 page 103, Official Records.

Parcel 3:

All the oil, gas, hydrocarbon substances and all uranium, thorium and all other materials determined pursuant to Sec. 5 (B) (1) of the Atomic Energy Act of 1946 (60 Stat 761) to be peculiarly essential to the production of fissionable material, contained in whatever concentration, in deposits in said portion of lot 115 excepted from Parcel 1 above.